

Response to the Depreciation Report

Page 9 Level 3: Necessary

- Sealant, wood panels, windows and trim - Repaired/Replaced /Repainted. Completed June 2014.
- Localized damage on balcony face-seal stucco cladding - has been sealed and will be replaced in future remediation
- Damaged coating on concrete planters - Repainted June 2014.
- Vegetation growth on flashing at rooftop. Buildings washed down June 2014.

Page 11 & 12 Strategic & Tactical Planning

2015 - The fire control panels will not be replaced until they fail.

- The carpet may be replaced in 2016 or 2017 depending upon available funding at that time.
- Interior painting may not be required at the time of carpet replacement as it is touched up every 3 to 4 months. This will depend on the colour of carpeting chosen.

2016 - BECA - A building enclosure condition assessment will be contracted at a later date when signs of building failure become evident - the anticipated time line is 2018 or 2020.

2015, 2016, 2017 - The elevators will not be replaced until they begin to fail. It is understood that elevators can last for many years when serviced regularly.

2017 - Face Sealed Stucco - Remediation will not be considered until these areas of the buildings indicate some form of

failure. At that time, an engineer will be brought in to assess the condition of the buildings and remediation will likely result. The anticipated time line is 2018 or 2020.

Pool & Spa Boilers - will be replaced when they fail and will be paid from the SF Budget.

Page 13 & 14. Group 1. Major Maintenance

Wood swing doors, recoating of wood panels, recoating of concrete walls and recoating of stucco walls - Painting completed June 2014.

Augering / flushing of drain lines - completed November 2014.

BECA - defer to when it is needed - 2018/2020.

Hydrostatic testing of fire extinguishers - is mandatory and is completed as required every September.

Update Depreciation Report - to be decided by the residents as the Strata Council is posting all work being completed. This may be deferred by a $\frac{3}{4}$ vote of the owners.

Group 2. Asset Renewal Projects

Replacement of wood decking with Playfall - Completed 2013.

Renewal of sealant completed June 2014

Replacement of carpet - possibly 2016 or 2017

Repainting common area hallways - may not be required.

Replacement of copper pipes - may not be required due to the installation of the Hytec Water Management System.

Replacement of face sealed stucco, wood windows, wood balcony guardrails and wood panels - Will be addressed in the future but hopefully not before 2019 as the paint and sealant should have extended the life of these components.

Replacement of wood sliding glass doors - these will only be replaced as they break down and fail as they are not subject to the elements.

Replacement of liquid applied urethane balcony membrane - will be repaired and reapplied as required.

Repainting of concrete floors - completed October 2014.

Replacement of pool and spa boilers - will be replaced when they fail.

Replacement of water storage tanks and water heaters - these will be replaced when they fail.

Replacement of vinyl balcony membranes - will be replaced when they fail.

Replacement of vinyl flooring - the only area with vinyl flooring is in the exercise room and it is fairly new. It is going to be covered with 3/8" black rubber flooring and replacement is not anticipated for many years. 2030.

Repairs to pool and spa interior surfaces - will be repaired as they fail.

Replacement of insulated glazing units - will be replaced/repared as they fail.

Renewal of pumps, valves, fans, motors will be replaced as they fail to perform.

Page 14 Group 3. Asset Renewal

Modernization of Elevators and replacement of fire control panels - will be replaced when they fail to operate properly.

Renewal of smoke detectors and batteries - all fire equipment is checked every September and all detectors not found to be working are replaced at that time.

4.3 Operational

Renewal of sealant and repainting of all buildings completed June 2014.

Page 16. 5.1 Funding Scenario

Alternative C was implemented in the 2014 budget.

Page 1 of 28 Enclosure

Encl 01 - Roof will be inspected every 5 - 8 years and life expectancy is 2040 with regular maintenance.

Encl 02 - Roof decks are covered with Play fall (a solid rubber product) and will also be inspected every 5 - 8 years. Life expectancy is also 2040.

Encl 03 & 04 - SBS Membrane will need to be inspected at a future date. Failure to perform will be evident as water will be seen below on the ceiling of the parkade.

Encl 05 - Condition of roof tiles to be monitored.

Encl 06, 11, 14, 17 & 18 - Wood guardrails and stucco clad walls will be replaced when work commences on the un-remediated areas of Bldgs. B and C which is expected in 2018/2020.

Encl 21 & 22- Wood swing doors and wood sliding glass doors will be replaced when they fail. If an overall failure occurs, the Strata Corporation will replace them all.

Encl 25 - Urethane balcony membranes will be repaired and resurfaced when there are signs of failure.

Encl 29 - Sealant was completed June 2014.

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Elec 02 & Fire 07- Electrical will be replaced upon failure.

Elec 03 - Exterior light fixtures are being replaced as they fail to work.

Elec 04 - All common hallway light fixtures were replaced in 2003/2004. All lobby light fixtures were also upgraded at that time. There is no plan to upgrade any other areas except the parkades where the new energy efficient light fixtures are being installed as the old ballasts fail to work - ongoing.

Elec 06 - The access control system provider advises longer life expectancies than the report states. This work is ongoing as components fail to operate properly. There is no plan to replace all parts in 2017. Batteries are replaced regularly on a rotating cycle

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Mech 01 - The thermostats on the walls of the hallway are not connected as the AC units were removed in 2000. Plumbing is regularly serviced and monitored by the plumber.

Mech 01 & 02 - The tanks and water heaters will be replaced as they fail.

Mech 05 & 08- Roofing and components will be inspected every 5 - 8 years and the components repaired or replaced as recommended.

Mech 06 - The Hytec Water Management System is being installed, which will negate the need to replace a lot of the copper piping in the main lines. It is anticipated that the Hytec system will also negate the need for the current re-piping program.

Mech 09 - Electric baseboards will be replaced as they fail.

Mech 10 - Fans on the roof are regularly monitored and replaced.

Mech 11 - All garbage room fans were replaced Oct. 2014. Other areas will be replaced as they fail

Mech 12 - The garage door system is serviced several times per year and will be replaced when it fails.

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Elev 01 & 02 - The elevators are serviced once per month and any components found not to be working are replaced at that time. Replacement of the elevators will occur when they fail.

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Fire 01, 02, 03 & 5 - The fire alarm panels will be replaced when they fail. All other fire equipment is checked every September and any component that is not working is replaced.

Finish 05 - Carpet replacement projected date is 2016.2017.

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Finish 07 & 08 - Hallways may or may not require repainting when the carpet is replaced as the areas are regularly being touched up.

Finish 10 - The lounge has been completely renovated and the original cabinetry removed. The exercise room continues to have the original cabinetry and there is no plan to upgrade.

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Finish 11 & 12 - These items will be addressed as they fail.

Amen 01 - A new computer will be purchased as the old one fails.

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Amen 03 - The fitness equipment is serviced once per month and will be replaced when the equipment fails.

Amen 05 - The games room has been closed for many years and there is no plan to reopen it.

Amen 06 - This furniture was a donation and there is no plan to purchase anything to replace it.

Amen 04 - We do not own a floor mounted, steel frame bicycle rack.

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Amen 14,15,16,17 & 18 - All pool and spa equipment will be replaced as they fail.